

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 8/26/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 204 S Fairville Avenue, Harrisburg PA (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	8/30/2024
Property Sold:	204 S Fairville Ave, Harrisburg PA
Purchasers:	Angles Gonzalez
Purchase Price:	\$285,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$81,990.20

Dated: 9/5/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

Universal Settlement Services of PA

ALTA Universal ID:
1423 N Atherton Street
2nd Floor
State College, PA 16803

File No./Escrow No. : PA-24-2008
Print Date & Time: August 29, 2024 12:27 pm
Officer/Escrow Officer : Brandy McAulay
Settlement Location : 1423 N Atherton Street, 2nd Floor
State College, PA 16803

Property Address: 204 S Fairville Avenue
Harrisburg, PA 17112

Borrower: Angles Gonzalez Gonzalez
901 Rupp Avenue, Apt 12
Camp Hill, PA 17011

Seller: H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC
PO Box 57359
Washington, DC 20037

Lender: Fulton Bank N.A., ISAOA/ATIMA

Settlement Date: August 29, 2024
Disbursement Date: August 29, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	285,000.00	Sale Price of Property	285,000.00	
		Deposit		5,000.00
		Loan Amount		228,000.00
1,000.00		Seller Credit		1,000.00
		Prorations/Adjustments		
	55.96	Sewer 08/29/24-10/01/24	55.96	
	311.40	City/Town Taxes 08/29/24 - 12/31/24	311.40	
	1,411.47	Assessments 08/29/24 - 06/30/25	1,411.47	
		Loan Charges to Fulton Bank N.A., ISAOA/ATIMA		
		Origination Fee	1,249.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Fulton Bank N.A., ISAOA/ATIMA (continued)		
		Appraisal Fee	545.00	
		Credit Report	130.00	
		Flood Cert	12.50	
		Inspection Fee	125.00	
		Prepaid Interest \$42.95 per day from 08/29/24 to 09/01/24 Fulton Bank N.A., ISAOA/ATIMA	128.85	
		Impounds		
		Homeowner's Insurance to Fulton Bank N.A., ISAOA/ATIMA 3.000 months at \$62.58/month	187.74	
		Property Taxes to Fulton Bank N.A., ISAOA/ATIMA 7.000 months at \$77.53/month	542.71	
		School Tax to Fulton Bank N.A., ISAOA/ATIMA 3.000 months at \$158.34/month	475.02	
		Aggregate Adjustment to Fulton Bank N.A., ISAOA/ATIMA		310.06
		Title Charges and Escrow/Settlement Charges		
		CPL to Fidelity National Title Insurance Company	125.00	
		Lender's Title Insurance to Universal Settlement Services of PA Coverage: 228,000.00 Disclosed Premium: 1,754.60	1,754.60	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
		Deed Prep to The Nittany Group	150.00	
1,000.00		Final Sewer Escrow to Universal Escrow		
500.00		Final Water Escrow to Universal Escrow		
		Owner's Title Insurance to Universal Settlement Services of PA Coverage: 285,000.00 Disclosed Premium: 324.90	324.90	
		Tax Cert Fee to Universal Settlement Services of PA	70.00	
		Wire Fee to Universal Settlement Services of PA	50.00	
		Commissions		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Commissions (continued)		
		Broker/Transaction Fee - Selling Agent to Home 1st Realty	450.00	
8,550.00		Commission - Listing Agent to Century 21 New millennium		
7,125.00		Commission - Selling Agent to Home 1st Realty		
		Government Recording and Transfer Charges		
		Recording Fees to Dauphin County Recorder of Deeds	307.50	
		CCAP Recording Fee to Dauphin County Recorder of Deeds	250.00	
2,850.00		Transfer Tax to Dauphin County Recorder of Deeds	2,850.00	
		Payoff(s)		
173,508.55		Payoff of First Mortgage Loan to Bank of Clarke Loan Payoff 173,491.79 Additional Interest From: 16.76 09/20/24 Through: 08/29/24 @ 0.000000 Per Diem plus 5 Extra Days Total Payoff <u>173,508.55</u>		
		Miscellaneous		
		Homeowner's Insurance Premium 12 months	751.00	
1,023.43		2024 county/twp taxes to West Hanover Township Tax Collector		
1,717.07		2024-2025 school taxes to West Hanover Township Tax Collector		
6,364.58		22 & 23 delinquent taxes to Dauphin County Tax Claim		
8,550.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
		Attorney Title Exam Fee to RL Title and Escrow, Inc.	150.00	
14,250.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
1,000.00		Expense Reimbursement to Real Markets		
150.00		Settlement and Closing Fee to RL Title and Escrow, Inc.	895.00	
2,000.00		West Hanover Settlement to H. Jason Gold, Bankruptcy Trustee		
		Second Mortgage		55,931.40
		CCAP Secured Net Proceeds		2,500.00

Seller		Borrower	
		Debit	Credit
Debit	Credit		
229,588.63	286,778.83	298,199.40	293,682.34
Subtotals			4,517.06
Due from Borrower			
57,190.20			
Due to Seller			
286,778.83	286,778.83	298,199.40	298,199.40
Totals			

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

Angles Gonzalez Gonzalez
Angles Gonzalez Gonzalez

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: _____

Brandy McAulay
Brandy McAulay
Escrow Officer

Seller			Borrower	
Debit	Credit		Debit	Credit
229,588.63	286,778.83	Subtotals	298,602.65	292,741.46
		Due from Borrower		5,861.19
57,190.20		Due to Seller		
286,778.83	286,778.83	Totals	298,602.65	298,602.65

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

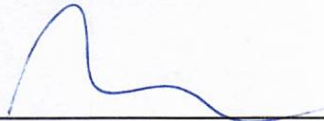
Borrower

Angles Gonzalez Gonzalez

Seller

H. Jason Gold, Bankruptcy Trustee of The Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: H. Jason Gold, Trustee  08/29/2024 07:25 PM EDT



Brandy McAulay
Escrow Officer